

HISTORIC LANDMARK COMMISSION
JULY 24, 2017
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2017-0050
1601 PRESTON AVENUE
OLD WEST AUSTIN

PROPOSAL

Demolish a ca. 1938 house and construct a new single-family house.

PROJECT SPECIFICATIONS

The existing building is a one-story, wing-and-gable plan stone-veneered frame house with a partial-width inset porch on ornamental metal supports; single and paired 1:1 fenestration; exterior stone chimney.

The proposed building is a two-story L-plan frame house capped by a combination side-gable roof covered in asphalt shingles. It is clad in brick and vertical board-and-batten hardiplank siding at the front and shiplap hardiplank siding at the rear. A partial-width entry porch is supported by wood posts and capped by a metal shed roof with exposed rafter tails. Front and side dormers are capped by metal shed roofs. Fenestration consists of 2-over-2 single-hung and sliding composite-sash windows arranged in single, paired, and triple banks. Doors include single and paired partially-glazed metal doors. Ornamentation includes simple brick detailing above and below the windows, hardiplank bargeboards and belt trim, and a metal shed roof supported by brackets above a secondary front entrance. A ribbon driveway will lead to a detached garage at the rear of the lot; plans for this structure were not reviewed.

RESEARCH

The existing house was built in 1938 by C.J. Fitzgerald, a local builder. The first residents of the house were James T. and Frances Garrard, who lived here until around 1943. James T. Garrard was the proprietor of a gas station on Red River Street, then went on to be the manager of an oil company. He and Frances later moved to Beaumont, where he became the City Clerk.

Beginning around 1952, and continuing until shortly before her death in 1981, the house was owned and occupied by Dr. C.H. and Margaret A. Standifer. C.H. Standifer was a native of Elgin, Texas, and served as the superintendent of the Austin State Hospital for many years, during which he added significantly to the physical plant and number of patients served by the facility. He retired in 1942. He and his family lived on the hospital site in the 1930s and early 1940s, then moved into Pemberton Heights before moving into this house around 1952. After his retirement, Dr. Standifer was known as a prominent psychiatrist who maintained a private office for a time, but was mostly known as an expert witness in cases throughout the state. Dr. Standifer died in 1954; Margaret Standifer continued to live here until around 1980, when she sold the house to D.C. Spencer, listed as the owner of the property on a 1980 building permit. Margaret Standifer died in Corpus Christi in 1981, but is buried with her husband in Austin.

STAFF COMMENTS

The house is contributing to the Old West Austin National Register Historic District.

The house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a vernacular 1930s minimal traditional house with no architectural distinction.
- b. **Historical association.** The house was owned and occupied by Dr. C.H. Standifer and his wife, Margaret, after he retired as superintendent of Austin State Hospital in 1942. There do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STANDARDS FOR REVIEW – NEW CONSTRUCTION

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1. Promote diversity of architectural styles*
The proposed building is designed in a modern vernacular style. The mix of materials as proposed is inconsistent with surrounding houses, which typically feature a single cladding material.
- *1.2. Maintain consistent mass and scale*
The majority of buildings on the block have rectangular plans with flush facades; many also include a small portico or partial-or full-width front porch. Some houses have an L-shaped plan similar to the proposed new construction. The proposed scale is consistent with the character of the block, which contains a mix of one- and two-story houses. Most houses are approximately 40' wide, though a few larger houses measure 50'-60' across.
- *1.3.1. Maintain street setback lines*
The house is set back 25' from the street. Other houses on the block are set back approximately 40-45'.
- *1.3.3 Promote parking on the side or rear in lieu of front*
A detached garage will provide parking in the rear.
- *2.1. Promote and maintain street trees*
This project was not evaluated with regard to street trees.
- *2.2. Minimize driveway width and curb cuts*
A ribbon driveway will lead to the rear garage.
- *2.3. Promote openness to the street*
 - *2.3.1. Windows*
The proposed project includes windows that face the street.
 - *2.3.2. Porches*
The proposed project includes a partial-width front porch.
 - *2.3.3. Transparent fences*

No fence is proposed at the front lot line.

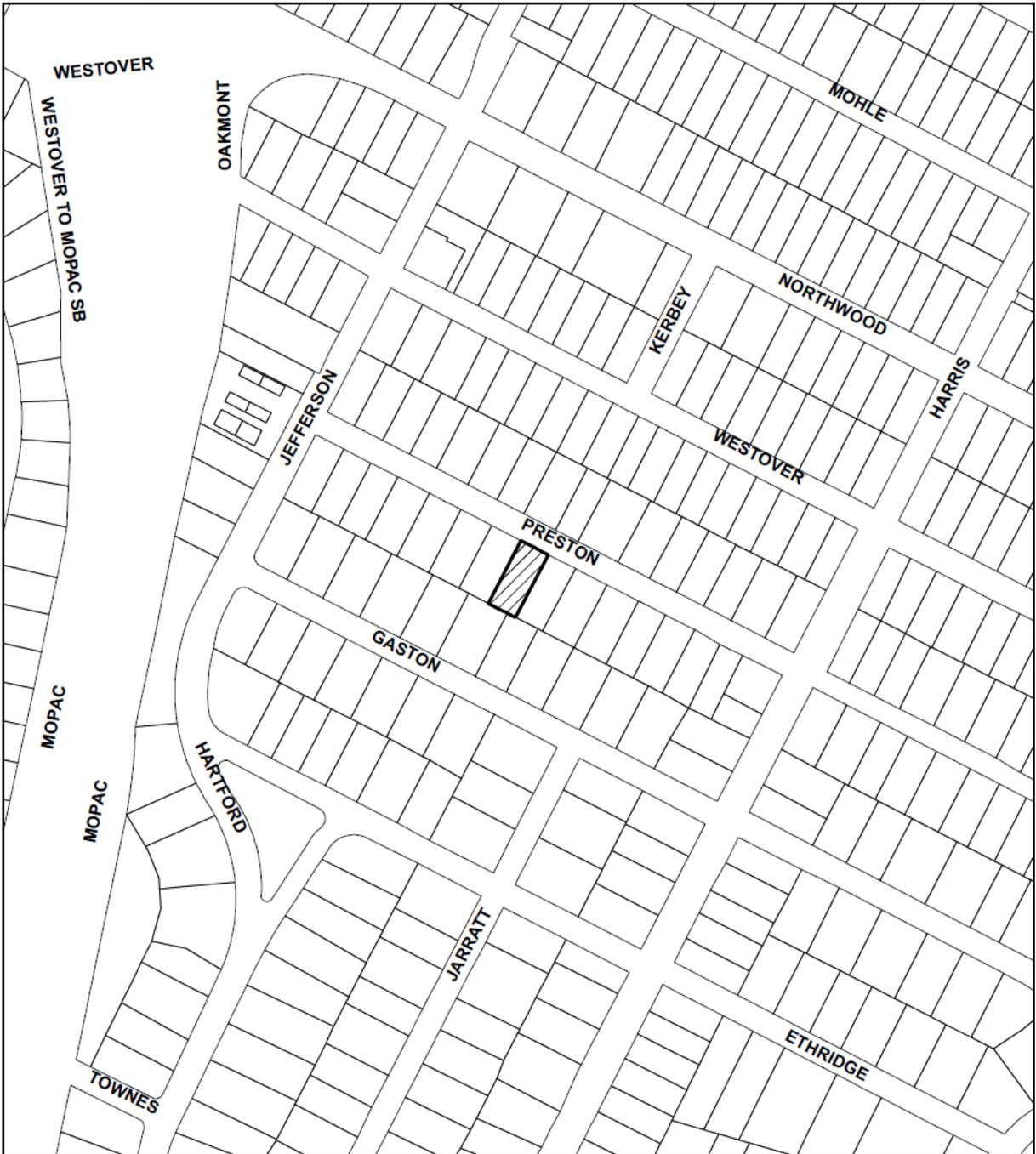
- *2.4. Promote and maintain sidewalks*
No sidewalk currently exists. None is proposed to be added.
- *2.5 Promote localized porch and walkway lighting*
Plans did not detail porch or walkway lighting.

STAFF RECOMMENDATION

Release the demolition permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

The Commission should encourage the applicant to revise the proposed plan to meet general design principles for new construction within historic districts, which emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios. Street setback and materials are particularly encouraged to be considered for revision.

Location Map



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2017-0050
1601 PRESTON AVENUE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1601 Preston Avenue
ca. 1938



OCCUPANCY HISTORY 1601 Preston Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
July, 2017

- | | |
|---------|---|
| 1992 | Larry R. and Nina Coker, renters
Retired
NOTE: The directory indicates that Larry R. and Nina Coker were new residents at this address. |
| 1985-86 | Sarah Beaman, renter
Retired |
| 1981 | Sarah M. Yost, renter
No occupation listed |
| 1977 | Margaret A. Standifer, owner
Widow, C.H. Standifer
Retired |
| 1973 | Margaret A. Standifer, owner
Widow, C.H. Standifer
Retired |

- 1968 Alleen Y. Standifer, owner
Widow, C.H. Standifer
No occupation listed
- 1965 Margaret A. Standifer, owner
Widow, C.H. Standifer
No occupation listed
- 1961 Margaret A. Standifer, owner
No occupation listed
- 1957 Margaret A. Standifer, owner
Widow, C.H. Standifer
No occupation listed
- 1954 C.H. and Margaret A. Standifer, owners
No occupation listed
- 1952 Mrs. Leafy V. Hardy, renter
Widow, Bailey Hardy
Supervisor, State Board of Control
NOTE: C.H. and Margaret A. Standifer are not listed in the directory.
- 1949 Horace B. and Annie L. Williams, renters
Student
- 1947 Rowland, Jr. and Marguerite Robertson, renters
Resident physician, Brackenridge Hospital
- 1944-45 William L. and Sylvia Van De Grift, renters
Partner, (with Dr. J. L. Love), Love and Van De Grift, osteopathic physicians, 416
Littlefield Building.
- 1941 James T. and Frances Garrard, owners
Manager, Prewitt Oil Company, 1109 E. 4th Street.
- 1940 James T. and Frances Garrard, renters
Proprietor of a filling station at 1128-30 Red River Street.
- 1939 The address is not listed in the directory.
NOTE: James T. and Frances Garrard are listed at 1517 Northwood Road; he
had no occupation shown.

BIOGRAPHICAL NOTES:

James and Frances Garrard (ca. 1940 – ca. 1943)

The 1940 U.S. Census shows J.T. and Frances Garrard as the owners of this house, which was worth \$6,000. J.T. Garrard was 33, had been born in Texas, and was the manager of an oil company. Frances Garrard was 28, had been born in Texas, and had no occupation listed. They had 2 children: France Louise, 6; and J.L., Jr., 1. Both children had been born in Texas.

His 1972 death certificate shows that James Theodore Garrard was born in 1906 in Cooper, Texas, and had lived in Beaumont for the 27 years prior to his death. He was the City Clerk for the City of Beaumont. Frances Garrard died in 2007 in Beaumont.

C.H. and Margaret A. Standifer (ca. 1952 – ca. 1980)

Charles H. and Margaret Standifer appear in the 1930 U.S. Census as brother and sister, the children of Charles H. and Aline Standifer, who lived on the grounds of Austin State Hospital, where their father was the superintendent. Margaret Standifer was 9, and had been born in Texas; Charles H. Standifer (the younger) was 13 and had been born in Texas.

The 1940 U.S. Census shows Charles H. and Aileen Standifer living on the grounds of Austin State Hospital, where Charles H. Standifer was the superintendent. Their children were Charles H., Jr., 22; and Margaret, 18. Neither had an occupation shown.

His 1954 death certificate shows that Charles H. Standifer was born in 1882 in Elgin, Texas, and was a physician. He was living in this house at the time of his death. Mrs. Margaret Standifer is listed as the informant. Margaret Alleen Yeary Standifer died in Corpus Christi in 1981.

Standifer Rites Slated At Cook Funeral Home

Funeral services will be held at 10 a. m. Thursday at the Cook Funeral Home for Dr. C. H. Standifer, former superintendent of the Austin State Hospital, who died Tuesday night at his home, 1601 Preston, the victim of a heart attack.

Dr. Marvin Vance, pastor of the First Methodist Church, will officiate. Burial will be in Memorial Park with Austin Lodge No. 12, AF&AM, in charge of the graveside rites.

The 72-year-old psychiatrist was stricken while sitting in a chair. Relatives said he suffered a heart attack some time ago but apparently was recovering.

A native of Elgin, Dr. Standifer was graduated from the University of Louisville Medical School in 1909 and began his hospital practice at the US Public Health Hospital there in 1910.

During World War I he served overseas with an Army Medical Corps Unit. He was superintendent of Parkland Hospital in Dallas before coming to Austin to assume the post of superintendent of the state hospital in 1926—a position he held until 1942.

During his 16 years of administration there, the Austin State Hospital added seven two-story and two three-story buildings and increased the capacity from less than 2,100 to more than 3,000 patients.

As a widely known psychiatrist, Dr. Standifer was called upon to testify in key cases all over the South during his career.

In the last few years, he had been honored annually at an informal picnic gathering of people who had worked with him at the hospital. These informal affairs were held at Zilker Park.

Following his retirement from the hospital, Dr. Standifer maintained private offices for a time in Austin and also did work at Terrell State Hospital.

He was a Methodist, Mason and Shriner. He is survived by his widow; a son, Charles Herbert Standifer of Dallas; a daughter, Mrs. H. B. Fox of Corpus Christi; a brother, Richard H. Standifer of Dallas; two sisters, Mrs. Olive Hines of Bethany, Okla., and Mrs. Lawrence Breeding of Oklahoma City and two grandchildren.

News story on the death of C.H. Standifer
Austin Statesman, December 1, 1954

1601 Preston

C. J. Fitzgerald

W.30' of 10

26

E.30' of 9

Pemberton Heights

Brick veneer res. & frame garage

241n - 9/12/38

4

Building permit to C.J. Fitzgerald for the construction of the house (1938)

Comme... Charge # 464
Application for Sewer Connection. 14801A

Austin, Texas, 9/19 1938

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas
Sir:—

I hereby make application for sewer connection and instructions
on premises owned by C. J. Fitzgerald
at 1601 Preston Ave. Street,
further described as lot E. 30' of 10 block 26, outlot
subdivision Pemberton Heights No. 107, division, plat 160,
which is to be used as a Res.

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance
charge.

4' DEEP Respectfully, R.W. Lissell
AT PL

Stub Out 9-9.5 1938 Permit Pd

Size of Main 6 inches. 11 7/8

Size of Service 4 inches. 9-21-38

2 1/2 Feet Deep at curb

Feet from Property Line

Feet from Curb Line Stub out

Inspected by [Signature]

Connection made by [Signature] B-1199

Sewer connection application by C.J. Fitzgerald for this address (1938)

OWNER	D.C. Spencer	ADDRESS	1601 Preston Ave.
PLAT	161	LOT	part of 9 & 10
		BLK.	26
SUBDIVISION	Pemberton Hts. #7		
OCCUPANCY	Repair & remodel exist res.		
BLDG. PERMIT #	194998	DATE	4-23-80
		OWNERS ESTIMATE	6,000.00
CONTRACTOR	Same	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
	Repair & remodel exist res.		

Building permit to D.C. Spencer, owner, to repair and remodel the house (1980)